Form 120 – Exhibit 1
(Revised 04/29/02)

Case No. 16907

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

APPLICATION

Notice: See other side of application form for instructions

Pursuant to Sections §3103.2 - Use Variance, §3103.2 - Area Variance and/or §3104.1 - Special Exception of Title 11 DCMR- Zoning Regulations an application is hereby made, the details of which are as follows:

Address(es)	Square	Lot No(s).	Zoning Districts	Relief Being Sought Area Variance · Use Variance Special Exception	Section No(s).
1522-1526 14th St, NW	209	98	Arts C-3-A	2 area variances	772 & 773
				special exception	1901.1

Present use(s) of Property:	Retail
Proposed use(s) of Property:	Mixed Use: Retail and Residential

Owner of Property:	U.S. Property Development Corp.	**Telephone No:**	(703) 893-2340
Address of Owner:	777 Leesburg Pike, Suite 402N, Falls Church, VA 22043		

Written paragraph specifically stating the "who, what, and where of the proposed action(s)". This will serve as the Public Hearing Notice: Application of US Property Development Corporation

For area variances from the lot occupancy and residential recreation space requirements of sections 772 and 773 of the Zoning Regulations, respectively, and a special exception from the ground floor retail requirements of section 1901.1 of the Zoning Regulations to allow the development of mixed use residential and retail project at 1522-1526 14th Street, NW.

Estimated construction cost	$ 20 Million (approx)	**Advisory Neighborhood Commission Single-Member District(s)**	2F01

Date:	5-20-02	**Signature:**	Applicant*

* *The Owner of the Property for which the application is made or his/her authorized agent. In the event an authorized agent files an application on the behalf of the Owner, a letter signed by the Owner authorizing the agent to act on his/her behalf shall accompany the notice of application.*

16907 **To be notified of hearing and decision:**
(Owner or Authorized Agent*)

Name:	Robins, Kaplan, Miller & Ciresi/Richard B. Nettler and Jeannine Rustad Zigner
Address:	1801 K Street, NW, Suite 1200, Washington, DC 20006

Phone No.:	2/736-2720/2718	**Fax No.:**	2/223-8604	**E-Mail:**	rbnettler@rkmc.com jrzigner@rkmc.com

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

Board of Zoning Adjustment
District of Columbia
CASE NO.16907
EXHIBIT NO.1